

# PLANS AND PROGRESS

DEPARTMENT OF CITY PLANNING

## 1961 HOUSING ACT APPROVED

The 1961 Housing Act, signed into law by President Kennedy June 30, provides several important new provisions for planning and urban renewal. An additional \$4.9 billion in loans and grants is authorized in the act. A summary of some of its major provisions follows.

### URBAN RENEWAL

The total urban renewal grant authorization is increased by \$2 billion, more than has been spent in the previous twelve years of the federally assisted renewal program.

This increased federal commitment will enable cities to plan for renewal on a longer-range basis. No time limit is placed on when these federal funds will be contracted for.

Several other significant changes have been made in the federal renewal provisions:

Local public agencies may carry

out rehabilitation demonstrations in urban renewal project areas. Properties may be acquired, improved for residential or related use, and resold to private owners.

2. Urban renewal plans must give due consideration to the provision of adequate park and recreation facilities, with special regard for the needs of children in the area. The local governing body must make a finding on this subject for each renewal plan.

3. The amount of the federal urban renewal grant authorization which may be used for non-residential purposes is increased from 20 to 30 per cent. This will allow greater opportunities for industrial, commercial and institutional projects.

4. Urban renewal property may be resold to a wider range of organizations: public bodies, limited-dividend corporations, nonprofit corporations, cooperatives.

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### LAND PURCHASE FUNDS SET FOR CIVIC CENTER

The Chicago Public Building Commission announced an agreement with six local banks to borrow \$12,600,000 for Civic Center land purchase on August 10.

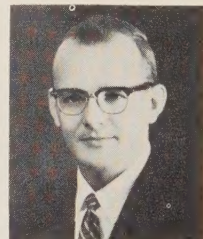
The temporary notes will be repaid with three per cent interest, by the end of 1964. They will provide funds for acquisition, demolition and operating expenses.

Repayment will be from a later issue of \$67 million in 20-year revenue bonds. These, in turn, will be retired from rentals paid by city and county agencies in the two buildings.

The revenue bonds, in addition to financing construction, will repay the \$1½ million federal planning advance now being used for preparing architectural drawings.

Robert W. Christensen, newly appointed executive director, estimated that land acquisition could be completed within six months, if not delayed by lengthy litigation.

The six banks are Continental, First National, Harris Trust, Northern Trust, American National and City National.



R.W. Christensen



Commissioner Ira J. Bach (second from right) describes Central Area Plan scale model at International Trade Fair to (left to right) Ben W. Heineman, chairman of the Chicago and Northwestern Railway; Undersecretary of Labor W. Willard Wirtz; William A. Lee, president, Chicago Federation of Labor. Department graphic Raymond Scott painted background mural.

### ANNUAL REPORT RELEASED

The 1960 Annual Report for the Chicago Plan Commission and Department of City Planning was released at the commission's August meeting.

Included in the document are revised maps showing urban renewal projects, 1960 residential construction and 1950-1960 population change.

Copies may be obtained from the Department of City Planning, Public Information Section, Room 1006 City Hall, Chicago 2, Illinois.



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atives, or profit-making firms providing housing for moderate income families under FHA section 221. (See below)

5. Expenditures for land acquisition, clearance, relocation or rehabilitation made by colleges, universities or hospitals in or adjacent to urban renewal areas may be included as part of the local share of project costs. Previously, credit was given for such expenditures by educational institutions only.

#### URBAN MASS TRANSPORTATION

The Housing and Home Finance Agency may grant funds for mass transportation demonstration projects. Grants may cover two-thirds of the cost of urban transportation planning and research projects. They may not be used for major capital improvements. A total of \$25 million is authorized for this program, as part of the urban renewal authorization.

Under Public Facility provisions of the act, a \$50 million authorization is provided for loans to public bodies for acquisition, construction and improvement of transportation facilities and equipment.

#### URBAN PLANNING ASSISTANCE

Authorization for "701" urban planning grants is increased from \$20 million to \$75 million. The main recipients of these grants are state planning agencies (for planning assistance to communities of less than 50,000 population) and metropolitan or regional planning agencies.

The federal share of planning costs is increased from one-half to two-thirds. The act clarifies Congressional consent for inter-state agreements for regional planning.

#### OPEN SPACE LAND

A new program included in this year's Housing Act is a provision for HHFA to make grants to states and local agencies for acquiring open space land in urban areas.

Areas which receive such grants must have an active program of comprehensive planning. The proposed use of the open space land must be important to the execution of the comprehensive plan for the area.

The federal grant may cover 20 percent of the total cost of acquisition. In the case of a public body which is responsible for an entire urban area, the federal portion may be increased to 30 per cent.

Total authorization for this program is \$50 million.

Land acquired under these provisions may not be converted from its original open space use without the approval of HHFA. Before this conversion could be made, it would be necessary to substitute open space

land of equivalent usefulness and location.

#### SECTION 221 INSURANCE

Another new provision in the act is for Federal Housing Administration section 221 insurance for moderate income families. Previously, this insurance was available only to families displaced by public improvement projects.

The program covers new construction or rehabilitation of both sales and rental housing.

Sales housing provisions include one- to four-family dwellings. Moderate income families are eligible for mortgage insurance for one-family units only.

Mortgage limits for high-cost areas such as Chicago, are increased. For example, the maximum for a single-family home is raised from \$12,000 to \$15,000.

The required downpayment for displaced families who are owner-occupants is \$200 per dwelling unit. For other families, it is three per cent of the property's acquisition cost.

Forty-year mortgages are offered to displaced families. For other families, the maximum is 35 years for new housing, with certain exceptions, and 30 years for existing housing.

The program also provides insurance for profit-making firms operating rental projects of five or more units for moderate income or displaced families.

Rehabilitation of existing structures is permitted for moderate-income families on the same terms as for displaced families.

#### SECTION 220 INSURANCE

Another housing program, section 220 mortgage insurance for home improvement and rehabilitation loans, is expanded.

Previously, these loans were available only for property within renewal areas. The 1961 act of "220" insurance for one- to four-family dwellings outside renewal areas if the project is found to be economically sound.

Property owners and persons with long-term leases in urban renewal areas continue to be eligible under the program.

Improvement loans may extend to 20 years, for up to \$10,000 per unit.

#### HOUSING FOR THE ELDERLY

The direct loan authorization for housing for the elderly is increased from \$50 million to \$125 million. Under the 1961 act, public agencies and consumer cooperatives, as well as private non-profit corporations, are eligible for direct loans.

#### PUBLIC HOUSING

The balance of public housing funds already authorized is made available, to provide for about 100,000 units. This balance totals approximately \$79 million.

### 1960 U.S. CENSUS OF POPULATION: FINAL REPORT SELECTED DATA FOR CHICAGO

#### CHICAGO-NORTHWESTERN INDIANA STANDARD CONSOLIDATED AREA (Includes two Standard Metropolitan Statistical Areas: Chicago and Gary-Hammond-East Chicago)

TOTAL POPULATION:	6,794,461
INCREASE, 1950 TO 1960	21.6%

#### CITY OF CHICAGO

TOTAL POPULATION:	3,550,404
DECREASE, 1950 TO 1960:	1.9%

UNDER 18 YEARS:	1,104,118
65 AND OVER:	346,575
MEDIAN AGE:	32.9

TOTAL MALE:	1,726,986
WHITE:	1,325,389
NONWHITE:	401,597
TOTAL FEMALE:	1,823,418
WHITE:	1,387,359
NONWHITE:	436,059

POPULATION IN HOUSEHOLDS:	3,488,447
POPULATION IN GROUP QUARTERS:	61,957
POPULATION PER HOUSEHOLD:	3.01

SOURCE: U.S. Bureau of the Census, U.S. Census of Population: 1960, General Population Characteristics, Illinois, Final Report.



## Public Interest Increases Over Planning for the Arts

Municipal planning for the arts has become a growing concern of citizens and local officials alike.

In May, Mayor Richard J. Daley announced the formation of the Committee for Economic and Cultural Development. One of its chief concerns is to further cultural activities in Chicago. The committee consists of leading citizens, and City of Chicago employees will serve as staff.

Another example of this growing concern was the establishment of the Chicago Architectural Landmarks Commission by the Mayor in 1957. The commission has encouraged widespread interest in buildings of architectural merit, and has been instrumental in the preservation of Frank Lloyd Wright's Robie House and of ornamentation from the Garrick Theater building.

The Mayor has accepted the position of honorary chairman of the Auditorium Theater Council, a citizens' organization which has as its objective the restoration and operation of the Auditorium Theater as a civic arts facility.

At its February 16, 1961, meeting, the Chicago Plan Commission referred to the Department of City Planning to conduct a study of cultural facilities. This study is now under way. It involves a survey of existing facilities and future needs, and determination of whether a cultural center should be located in the central area.

The Plan Commission resolution provided a presentation by Mrs. E. Pauline. She stressed the need for additional facilities in Chicago such as planned in New York's Lincoln Center and in other cities.

Subjects included in the department's current cultural study are legitimate theater, other drama, opera, ballet, arts and the plastic arts.

For years Chicago has had extensive cultural facilities on a community basis: the Chicago Park District and Red Schoolhouse programs, activities of universities, community art groups, civic orchestras and private theater workshops.

Now a new question has been asked. Should the city establish a new cultural center for cultural activities? A center would allow present activities to continue, despite possible cost increases in private buildings now used. It would also provide an opportunity for expanded cultural activities in the area.

Planning for the arts cannot be separated from planning for the city's

### PANEL VIEWS CHICAGO ARTS

This month's Commissioner's Column consists of excerpts from Commissioner Ira J. Bach's remarks in a panel discussion on Chicago's status in the arts at the Ravinia Festival Art Show in July.

total physical, social and economic development.

For example, the success of a center for all arts in Chicago would be closely related to questions of *accessibility* by public transportation, *proximity* to supporting commercial and institutional activities, the *physical environment* of the surrounding area, the *adequacy and range of housing types* nearby, and the *over-all economic vitality* of Chicago and the region.

These are basic factors with which the department is concerned in developing the revised General Plan of Chicago, to be completed in 1963. Some of the questions now under consideration by the staff are especially important to the planning of cultural facilities:

--How can Chicago retain a population which is representative of a complete range of social and economic groups?

--How can the city plan for the type of industrial development which is compatible with national technological trends?

--How can the city encourage fuller participation of all citizens in the total life of the community?

Many current programs are directed toward the types of development necessary for expanded cultural activities. Urban renewal has helped to increase the supply of attractive housing and to stabilize important institutions.

The University of Illinois Chicago campus will be a vital addition to the educational and cultural life of the area.

Effective planning for the arts requires a clear understanding of the close tie between cultural facilities and other patterns of development.

Citizen action must be based upon a system of long-range planning and priorities. The new Committee for Economic and Cultural Development would be an appropriate organization for such coordination.

Chicago has long been a creative center. Outstanding artists in all fields have been born and educated here. Developing facilities to attract and retain this talent will require citizen leadership, financial support, hard work, and a spirit of cooperation.

Ira J. Bach

## STATE BILL WOULD REVISE PLANNING AGENCY POWERS

A bill which would revise the powers of local planning agencies has been passed by both houses of the Illinois General Assembly.

House Bill 1324, the Amendatory Municipal Plan Commission Act, would revise sections of the state Municipal Code.

Major provisions of the bill cover the organization and powers of planning agencies, the official comprehensive plan, the official map, and subdivision regulations.

Under the bill, a municipality may establish a plan commission, or planning department or both. Commission membership, department staff and financial arrangements may be determined by ordinance.

Previous state law set forth certain membership requirements for plan commissions.

The comprehensive plan, when adopted by the local legislative body, is advisory, rather than regulatory as in previous law. The plan itself does not control the use of private property, until portions of it have been enacted as ordinances.

An advertised public hearing is required before an official comprehensive plan or an amendment to the plan can be legally adopted. Existing law does not require such hearings.

Features of the plan may be implemented through subdivision regulations, capital improvements, annexation and zoning.

A new provision permits the city council or village board to adopt an official map as a regulatory ordinance. The map would specify the community's public works program.

Before adoption, the map would be referred to the planning agency and a public hearing would be held.

Unincorporated areas within 1-1/2 miles of the corporate limits of the municipality may be included in the official map.

### SOCIETIES ELECT STAFF MEMBERS

Two department staff members have been elected to offices in professional organizations.

Richard McKinnon is secretary-treasurer of the Metropolitan Chicago section, American Institute of Planners, for 1961-1962.

James Arkin has been elected secretary of the Chicago chapter, American Institute of Architects, and president of the Illinois Chapter, Society of Architectural Historians, for 1961-1962.



# DEPARTMENT OF CITY PLANNING

City of Chicago

Ira. J. Bach  
Commissioner of City Planning



Clifford J. Campbell  
Deputy Commissioner of City Planning

Hon. Richard J. Daley  
Mayor

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## PERSHING-COTTAGE GROVE CLEARANCE PROJECT APPROVED

The Chicago Plan Commission approved the site designation report for a new Chicago Land Clearance Commission project, Pershing-Cottage Grove, at the August 3 meeting.

Boundaries of the 18.9-acre area are 38th Street extended and Pershing on the north, Ellis on the east, Oakwood on the south, and Cottage Grove and Langley on the west.

The area is proposed for redevelopment with various types of residential buildings and related shops. Phil A. Doyle, Land Clearance Commission executive director, reported that the area will accommodate more families after redevelopment than it does now.

Commissioner of City Planning Ira J. Bach reported that "the redevelopment

of this area in accordance with the general outline of the department's Central South Area Plan will constitute a forward step in the much-needed renovation of the adjacent area."

Bach also reported that several conferences on the Land Clearance Commission's proposed revision to the 37th-Cottage Grove project redevelopment plan have been held with various agencies. The proposal was deferred at the Plan Commission's July meeting.

Studies of needs for schools, parks and recreation facilities in the project and surrounding area have been conducted with the Chicago Park District and Board of Education, he said. A staff report will be presented in September.

## City's Transportation Plans Exhibited at Trade Fair

Chicago's role as a center of world transportation routes was the theme of the City of Chicago exhibit at the third International Trade Fair, July through August 10, at McCormick Place.

The city exhibit received an honorable mention award from the American Institute of Interior Designers.

Scale models of the Development Plan for the Central Area of Chicago, Chicago-O'Hare International Airport, Navy Pier and the Central District Filtration Plant, and Lake Calumet Harbor were among the city's exhibits.

The department's graphic section supervised design and construction of the city display, under the direction of James C. McInerney, section chief.